

**WOODSTOCK PLANNING & ZONING COMMISSION
SPECIAL MEETING
THURSDAY, SEPTEMBER 22, 2016 AT 7:00 PM
WOODSTOCK TOWN HALL, MEETING ROOM 1**

SPECIAL MEETING MINUTES

- I. CALL TO ORDER – Meeting was called to order by Jeff Gordon at 7:01p.m. Noted that there is a quorum.
- II. ROLL CALL– Dorothy Durst, Joseph Adiletta, Duane Frederick, Syd Blodgett, Fred Rich, Jeff Gordon, Gail Dickinson, Doug Porter, Delia Fey (Town Planner/ZEO); Absent – Ken Ebbitt, Dexter Young, Travis Sirrine, John Anastasi
- II. DESIGNATION OF ALTERNATES – D. Porter
- III. NON-RESIDENTIAL PERMITS

a. Woodstock Academy, 57 Academy Rd. – Expansion of existing use (new STEAM building) - Continuation
J. Gordon explains new documents have been submitted: D. Fey's memo dated 9/21/16, 2 emails from Atty Robert Decrescenzo dated 9/21/16 and a perimeter survey, completed by KWP Associates 7/14/2011, that is printed on mylar and was filed on the Woodstock Land Records (Town Clerk Map 2342), that shows the outside boundary of all these lots.

J. Gordon explained the purpose of meeting is to review whether the lots have been merged and also to follow up on this Non-Residential Zoning Permit application. Disclosure: J. Gordon met with D. Fey on Tuesday, September 20th to discuss this application.

D. Fey researched the Assessor records to find that according to the Town the lots have not been merged and together they all total 7.3 acres. Town Clerk Map 2342 is a perimeter survey and thus shows the outside boundary of all of the lots and was done for the purposes of financing. The perimeter survey was done to an A2 level of accuracy thus it should be taken as accurate regarding dimension and area and it states the total area is 7.66 acres. J. Gordon confirmed with D. Fey that the Academy lots shown in the application are not one combined lot but instead consist of 5 separate lots. The building is proposed on lot 15D. The majority of the Academy buildings are on lot 15D thus it is assumed the current impervious coverage of lot 15D is high and therefore it would be over 50% if adding the proposed building, based on a review of the submitted applications. No calculation on this has been done. Discussion ensues as to the options for both PZC and Woodstock Academy.

Joseph Campbell, CFO, Woodstock Academy, states that the Headmaster sends his regrets as he could not attend due to being out of the country at this time. J. Campbell stated they have reviewed D. Fey's memo on acreage and how lots are still separate. He stated the Academy has no desire at this time to merge the lots and thanks the Board for all that they do.

MOTION BY G. DICKINSON TO NOT APPROVE (WHICH IS TO DENY) BECAUSE IT IS NOT IN COMPLIANCE WITH THE ZONING REGULATIONS, SECONDED BY J. ADILETTA. Discussion ensues as to whether application could be modified and if so how an extension would be required if it would go past the October 20th PZC meeting. It is mentioned they could appeal to ZBA or to just renovate the existing Bicentennial Building. D. Fey mentions another alternative to merging the lots, which could be to do a boundary line adjustment since the Academy owns the lot next door. Discussion ensues as to possibility of renovating and/or expanding the non-conforming structure: the Bicentennial Building. **ALL IN FAVOR, MOTION CARRIES.**

- IV. ADJOURNMENT
MOTION TO ADJOURN MADE BY F. RICH, SECONDED BY D. PORTER. MOTION PASSED UNANIMOUSLY AT 7:20 P.M.
Respectfully submitted,

Delia P. Fey, AICP, CZEO, Town Planner / ZEO

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.